

A DECLARATORY RESOLUTION approving a deduction for new manufacturing equipment and the construction of a manufacturing facility under I.C. 6-1.1-12.1 for property commonly known as 2400 West Taylor Street, Fort Wayne, Indiana 46802 (Slater Steels) previously designated and declared an "Economic Revitalization Area."

WHEREAS, the Common Council of the City of Fort Wayne has previously designated and confirmed the following described property as an "Economic Revitalization Area" under Division 6 Article II, Chapter 2 of the Municipal Code of the City of Fort Wayne, Indiana, 1974, as amended and I.C. 6-1.1-12.1, to wit:

Lots 1 to 16 and Lot 8 EX S10 Ft. for St. & Lots 17 to 185 and Lots C & D & Vac. Sts. and Alleys Commercial Add & Sp West Lot 181

said property more commonly known as 2400 West Taylor Street, Fort Wayne, Indiana 46802;

WHEREAS, said designation of said property as an "Economic Revitalization Area" was for a period of five (5) years ^{concluding} ~~commencing~~ March 28th, 1990;

WHEREAS, said applicant Slater Steels has filed with the Common Council a Statement of Benefits prior to the installation of new manufacturing equipment and for the construction of a manufacturing facility for which said applicant desires to claim a deduction under I.C. 6-1.1-12.1;

WHEREAS, the total project cost is estimated at \$2,215,031 creating 106 additional jobs.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA:

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3 SECTION 1. The Common Council, having reviewed
4 the Statement of Benefits filed by Slater Steels determines
5 that the deduction requested should be allowed, based on the
6 following findings:

7 (a) the estimate of the cost of new manufacturing
8 equipment is reasonable for equipment of that
9 type.

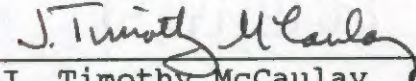
10 (b) the estimate of the number of individuals to
11 be employed or whose employment will be
12 retained can be reasonably expected to result
13 from the installation of the new manufacturing
14 equipment.

15 (c) the totality of benefits is sufficient to
16 justify the deduction.

17 SECTION 2. That this Resolution shall be in full
18 force and effect from and after its passage and any and all
19 necessary approval by the Mayor.

20
21 
22 Councilmember

23 APPROVED AS TO FORM
24 AND LEGALITY

25 
26 J. Timothy McCaulay, City Attorney
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Read the first time in full and on motion by Henry, seconded by Talarico, and duly adopted, read the second time by title and referred to the Committee on Finance (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Conference Room 128, City-County Building, Fort Wayne, Indiana, on _____, 19____, the _____, day of _____, at _____ o'clock _____ M., E.S.T.

DATED: 6-18-90

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Henry, seconded by Talarico, and duly adopted, placed on its passage. PASSED LOST by the following vote:

	AYES	NAYS	ABSTAINED	ABSENT
TOTAL VOTES	<u>7</u>			<u>2</u>
BRADBURY				<u>✓</u>
BURNS	<u>✓</u>			
EDMONDS	<u>✓</u>			
GIAQUINTA				<u>✓</u>
HENRY	<u>✓</u>			
LONG	<u>✓</u>			
REDD	<u>✓</u>			
SCHMIDT	<u>✓</u>			
TALARICO	<u>✓</u>			

DATED: 6-26-90

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (ANNEXATION) (APPROPRIATION) (GENERAL) (SPECIAL) (ZONING MAP) ORDINANCE RESOLUTION NO. Q-41-90 on the 26th day of June, 1990,

Sandra E. Kennedy ATTEST
SANDRA E. KENNEDY, CITY CLERK

SEAL
Charles S. Reed
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 27th day of June, 1990 at the hour of 1:30 o'clock P. M., E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 27th day of June, 1990, at the hour of 4:00 o'clock P. M., E.S.T.

PAUL HELMKE
PAUL HELMKE, MAYOR



STATEMENT OF BENEFITS

State Form 27167 (R 2 / 1-89)

Form SB-1 is prescribed by the State Board of Tax Commissioners (1989)

Confidential Statement: The records in this series are CONFIDENTIAL according to Indiana Code 6-1.1-35-9.

STATE BOARD OF TAX COMMISSIONERS

INSTRUCTIONS: (I.C. 6-1.1-12.1) THIS PAGE TO BE COMPLETED BY APPLICANT

1. This statement must be submitted to the body designating the economic revitalization area prior to the public hearing required to designate an economic revitalization area, or BEFORE a person installs the new manufacturing equipment, or BEFORE the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction. A statement of benefits is not required if the area was designated an ERA prior to July 1, 1987 and the "project" was planned and committed to by the applicant, and approved by the designating body, prior to that date. "Projects" planned or committed to after July 1, 1987 and areas designated after July 1, 1987 require a Statement of Benefits.
2. If a person is requesting the designation of an economic revitalization area, this form must be submitted prior to the public hearing required under IC 6-1.1-12.1-2.5 (c). Otherwise, the Statement of Benefits must be submitted for the designating body's approval prior to the installation of the new manufacturing equipment or prior to redevelopment or rehabilitation of real property.
3. Approval of the designating body (City Council, Town Board, County Council, etc.) must be obtained prior to initiation of the redevelopment or rehabilitation, or prior to installation of the new manufacturing equipment, BEFORE a deduction may be approved.
4. To obtain a deduction Form 322 ERA, Real Estate Improvements and / or Form 322 ERA / PP, New Machinery, must be filed with the county auditor. With respect to real property, Form 322 ERA must be filed by the later of (1) May 10 or (2) thirty(30) days after a notice of increase in real property assessment is received from the township assessor. Form 322 ERA / PP must be filed between March 1 and May 15 of the assessment year in which new manufacturing equipment is installed, unless a filing extension has been obtained. A person who obtains a filing extension must file the form between March 1 and June 14 of that year.

Name of Designating Body Common Council Of The City of Fort Wayne, Indiana	County Allen
Name of Taxpayer Slater Steels Corporation	
Address of Taxpayer (Street, city, county) 2400 Taylor Street, West, Fort Wayne, Allen	ZIP Code 46804

SECTION I LOCATION, COST AND DESCRIPTION OF PROPOSED PROJECT

Location of property if different from above	Taxing District FW-Wayne	
Cost, description and date of real property improvements and / or estimated installation of new manufacturing equipment to be acquired: See Attached		
(Attach additional sheets if needed)	Estimated Starting Date 02/04/88	Estimate Completion Date 02/28/90

SECTION II ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT

Current Number	Salaries	Number Retained	Salaries	Number Additional	Salaries
666	28,417,065	560	23,894,229	106	4,522,836

SECTION III ESTIMATE TOTAL COST AND VALUE OF PROPOSED PROJECT

	REAL ESTATE IMPROVEMENTS		MACHINERY	
	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Current Values		2,978,770	14,160,444	4,720,148
Plus estimated values of proposed project		-	2,215,031	738,344
Less: Values of any property being replaced		-		
Net estimated values upon completion of project		2,978,770	16,375,475	5,458,492

SECTION IV OTHER INFORMATION REQUIRED BY THE DESIGNATING BODY

None		
I hereby certify that the representations on this statement are true.		
Signatures of Authorized Representative <i>[Signature]</i>		
Title Assistant Secretary	Date of Signature 5/15/88	Telephone Number (219) 432-2561

FOR USE OF DESIGNATING BODY

We have reviewed our prior actions relating to the designation of this economic revitalization area and find that the applicant meets the general standards adopted in the resolution previously approved by this body. Said resolution, passed under IC 6-1.1-12.1-2.5, provides for the following limitations as authorized under IC 6-1.1-12.1-2:

- A) The designated area has been limited to a period of time not to exceed 9.12 calendar years. *(See Below)
- B) The type of deduction that is allowed in the designated area is limited to:
- 1) Redevelopment or rehabilitation of real estate improvements. ☒ Yes ☐ No
 - 2) Installation of new manufacturing equipment ☒ Yes ☐ No
 - 3) Residentially distressed areas ☐ No
- C) The amount of deduction applicable for new manufacturing equipment installed and first claimed eligible for deduction after July 1, 1987, is limited to \$ _____ cost with an assessed value of \$ _____.
- D) The amount of deduction applicable to redevelopment or rehabilitation in an area designated after September 1, 1988 is limited to \$ _____ cost with an assessed value of \$ _____.
- E) Other limitations or conditions: (specify) _____

Also we have reviewed the information contained in the statement of benefits and find that the estimates and expectations are reasonable and have determined that the totality of benefits is sufficient to justify the deduction described above.

Approved Signature of Authorized Member and Title: <u><i>[Signature]</i></u> <u><i>Council member</i></u>	Date of Signature: <u><i>6-26-90</i></u>
Attested By: <u><i>Sandra E. Kennedy</i></u>	Designated Body: <u><i>Fort Wayne Economic Council</i></u>

* If the designating body limits the time period during which an area is an economic revitalization area, it does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years designated under I.C. 6-1.1-12.1-4 or 4.5 Namely:

NEW MANUFACTURING EQUIPMENT		REDEVELOPMENT OR REHABILITATION OF REAL PROPERTY IMPROVEMENT			
		For Deductions Allowed Over A Period Of:			
Year of Deduction	Percentage	Year of Deduction	Three (3) Year Percentage	Six (6) Year Percentage	Ten (10) Year Percentage
1st	100%	1st	100%	100%	100%
2nd	95%	2nd	66%	85%	95%
3rd	80%	3rd	33%	66%	80%
4th	65%	4th		50%	65%
5th	50%	5th		34%	50%
6th and thereafter	0%	6th		17%	40%
		7th			30%
		8th			20%
		9th			10%
		10th			5%



MEMORANDUM

TO: City Council Members

FROM: Rod McPherson, Business Development Specialist

DATE: May 22, 1990

RE: Approval of Statement of Benefits for Slater Steels

Background:

Slater Steels has been in Fort Wayne since 1903, when Slater was known as Fort Wayne Rolling Mills. In 1923 Joslyn Manufacturing and Supply Company of Chicago purchased Fort Wayne Rolling Mills. Joslyn was then purchased in 1981 by Slater Steel Industries a Canadian based firm. Today Slater Steels is engaged in the manufacturing of stainless and high temperature alloy steel bars and billets. This request for approval of the Statement of Benefits form stems from Tax Abatement received in 1985 with respect to new manufacturing equipment.

Review of Alternatives:

Approval of Slater's Statement of Benefits will allow for the deduction from assessed valuation of new manufacturing equipment.

Recommendations:

The staff of the Department of Economic Development recommends that Slater Steels be granted approval of their Statement of Benefits. The petitioner's property was previously designated an Economic Revitalization Area.

jkb

APPROVAL OF STATEMENT OF BENEFITS
FOR
PRIOR APPROVED ECONOMIC REVITALIZATION AREA
IN
CITY OF FORT WAYNE, INDIANA

Name of Application: Slater Steels
Site Location: 2400 West Taylor Street
Councilmanic District: 4th Existing Zoning: M-2
Nature of Business: Manufacture, Warehouse, and Distribute a broad range
of stainless and low alloy steel products

Description of Project: Aquisition of new manufacturing equipment.

Type of Tax Abatement: Real Property _____ Manufacturing Equipment X
Estimated Project Cost: \$ 2,215,031 Permanent Jobs Created 106

Vital Information:

1. Deduction should be granted. Yes X No _____
2. Designation approval date: March 28, 1985
3. Designation expiration date: March 28, 1990
4. Period of deduction was limited to 5 year(s).

Comments:

The above action is pursuant to State law that requires companies which have receive an economic revitalization area designation prior to July 1, 1987, and who have not filed a Statement of Benefits along with their deduction from assessed valuation application to have their Statement of Benefits approved by the designing body.

AN APPLICATION TO
THE CITY OF FORT WAYNE, INDIANA
FOR DESIGNATION OF PROPERTY AS AN
"ECONOMIC REVITALIZATION AREA"
AND STATEMENT OF BENEFITS



APPLICATION FOR THE FOLLOWING TYPE OF PROPERTY:

- ☒ Real Estate Improvements
☐ Personal Property (New Manufacturing Equipment)
☐ Both Real Estate Improvements & Personal Property

APR 10 1990

***** ECONOMIC DEVELOPMENT

A. GENERAL INFORMATION

Applicant's Name: Striker Corp.

Address of Applicant's Principal Place of Business:

803 S. Calhoun
Paine Webber Bldg., 7th Floor
Ft. Wayne, IN 46802

Phone Number of Applicant: (219) 424-3800 (Jim Streit-Attorney)

Street Address of Property Seeking Designation:

3605 Independence Dr.
Ft. Wayne, IN 46808

S.I.C. Code of Principal User of Property: _____

B. PROJECT SUMMARY INFORMATION

	YES	NO
Is the project site solely within the city limits of the City of Fort Wayne?	<u>X</u>	_____
Is the project site within the flood plain?	_____	<u>X</u>
Is the project site within the rivergreenway area?	_____	<u>X</u>
Is the project site within a Redevelopment Area?	<u>X</u>	_____
Is the project site within a platted industrial park?	<u>X</u>	_____
Is the project site within the designated downtown area?	_____	<u>X</u>
Is the project site within the Urban Enterprise Zone?	_____	<u>X</u>
Will the project have ready access to City Water and Sewer?	<u>X</u>	_____

YES NO

_____ sewer lines

 water lines

_____ road improvements

Does your company plan to request State or local assistance to finance these public improvements?

Is any adverse environmental impact anticipated by reason of operation of the proposed project?

C. ZONING INFORMATION

What is the existing zoning classification on the project site?

What zoning classification does the project require? M-1
M-1

What is the nature of the business to be conducted at the project site?

Striker Corp. will construct a 60,000 square foot bldg. for lease to Peg-Perego

U.S.A., Inc. Peg-Perego will manufacture and assemble battery powered riding toys.

D. REAL ESTATE ABATEMENT

Complete this section of the application only if requesting a deduction from assessed value for real estate improvements.

What structure(s) (if any) are currently on the property?

none

What is the condition of structure(s) listed above? N/A

Current assessed value of Real Estate:

Land 75,000 (Approx. 4 Acres)

Improvements N/A

Total 75,000

What was the amount of Total Property Taxes owed during the immediate past year? _____ for year 19__.

Give a brief description of the proposed improvements to be made to the real estate.

One 60,000 Square foot building constructed of steel framework, concrete floors and pre-cast concrete outer walls.

Cost of improvements: \$ 1,285,500

Development time frame:

When will physical aspects of improvements begin? Approx. 4/30/90

When is completion expected? Approx. 9/15/90

What is the anticipated first year tax savings attributable to real estate improvement?

1. Projected Cost of Real Estate Improvements \$ 1,285,000
2. One-third (1/3) of Projected Costs \$ 428,333
3. Tax Rate in project township \$ 9.0449 (1989)
4. Anticipated First Year Tax Savings With Abatement (Line 3 multiplied by Line 2 divided by 100) \$ 38,742
5. Explain how your company plans to use these tax savings.

To reduce the effective costs of construction of improvements on real estate.

E. PERSONAL PROPERTY ABATEMENT

Complete this section of the application only if requesting a deduction from assessed value for installation of new manufacturing equipment.

Current assessed value of personal property: N/A

What was the amount of Personal Property Taxes owed during the immediate past year? N/A for year 19__.

Give a brief description of new manufacturing equipment to be installed at the project site.

N/A

Cost of new manufacturing equipment: \$ N/A

Development Time Frame:

When will installation begin of new manufacturing equipment?

N/A

When is installation expected to be completed? N/A

What is the anticipated first year tax savings attributable to new manufacturing equipment?

1. Projected Cost of New Manufacturing Equipment \$
2. One-third (1/3) of Projected Cost \$
3. Less: the assessed value of equipment being replaced \$
4. Net value of new manufacturing equipment (Line 2 minus Line 3) \$
5. Tax Rate in project township \$
6. Anticipated First Year Tax Savings With Abatement (Line 5 multiplied by Line 4 divided by 100) \$

Explain how your company plans to use these tax savings.

F. PUBLIC BENEFIT INFORMATION

How many permanent employees currently are employed by the applicant in Allen County? 1

How many permanent jobs will be created as a result of this project? 75 (Employed by Peg-Perego U.S.A., Inc.)

Anticipated time frame for reaching employment level stated above.

3 years

Current annual payroll: \$ 1,404,200 (Peg-Perego U.S.A., Inc.)

New additional annual payroll: \$ 1,170,000 (Peg-Perego U.S.A., Inc. - 3 yrs)

What is the nature of the jobs to be created?

Primarily assembly laborers with 2-3 positions for supervision.

Please provide the annual salary range for the jobs being created.

Minimum \$5.25/hr.

Median \$7.50/hr.

Maximum \$9.50/hr.

Please check if these newly-created jobs provide any of the listed benefits.

<u>X</u>	Pension Plan
<u>X</u>	Tuition Reimbursement
<u>X</u>	Major Medical Plan
<u>X</u>	Life Insurance
<u>X</u>	Disability Insurance

List any benefits not mentioned above.

Will your company be registering the new jobs created from this project with any of the employment and training agencies listed below?

<u> </u>	JobWorks
<u> </u>	Urban League
<u> </u>	Benito Juarez Center
<u> </u>	Township of Wayne
<u> </u>	Catholic Charities of Fort Wayne - South Bend Diocese
<u> </u>	Community Action of Northeast Indiana, Inc.
<u> </u>	State of Indiana, Department of Public Welfare
<u> </u>	Fort Wayne Rescue Mission
<u> </u>	Lutheran Social Services, Inc.
<u> </u>	Fort Wayne Urban League, Inc.
<u> </u>	Fort Wayne Women's Bureau
<u> </u>	State of Indiana, Employment Security Division
<u> </u>	State of Indiana, Vocational Rehabilitation Services
<u> </u>	Anthony Wayne Services
<u> </u>	Indiana Department of Commerce
<u> </u>	Indiana Institute of Technology
<u> </u>	Indiana Purdue University at Fort Wayne
<u> </u>	Ivy Tech

Undesirability of Normal Development:

What evidence can be provided that the property on which the project is located "has become undesirable for, or impossible of, normal development and occupancy because of lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development or property or use of property"?

In what Township is the project site located? Washington Township

In what Taxing District is the project site located? 80

G. CONTACT PERSON

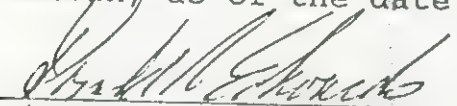
Name and address of contact person for further information if required:

Jim Streit, Attorney - Gallucci, Hopkins & Theisen, P.C., 803 S. Calhoun,

Paine Webber Bldg., Ft. Wayne, IN 46802

Phone number of contact person: (219) 424-3800

I hereby certify that the information and representation on this application and attached exhibits are true and complete. Further, it is hereby certified that no building permit has been issued for construction of improvements, nor has any manufacturing equipment been purchased, either of which is included and/or described herein, as of the date of filing of this application.


Signature of Applicant

4-6-90
Date

EXHIBITS

The following exhibits must be attached to the application for it to be considered complete.

1. Legal description of property.
2. Check for application fee (see table below) to be made payable to the City of Fort Wayne.

<u>Project Cost</u>	<u>Fee</u>
\$0 to 250,000	\$ 500
\$250,001 to 1,000,000	\$ 750
\$1,000,001 and over	\$1,000

3. Owner's Certificate (if applicant is not the owner of property to be designated).



The City of Fort Wayne

July 9, 1990

Mr. James A. Fuhrman
Manager of Financial Accounting
Slater Steels
2400 Taylor Street
PO Box 630
Fort Wayne, Indiana 46801

Dear Mr. Fuhrman:

On June 26, 1990 the Fort Wayne Common Council adopted Resolution Number R-90-06-09 approving the Statement of Benefits dated May 15, 1990 for Slater Steels Corporation. I have enclosed for your records a copy of the Resolution and the Statement of Benefits. The Statement has been executed by the authorized council member.

Per our conversation I am also sending a copy of the Resolution and Statement to Ms. Brenda Harris of the Indiana Board of Tax Commissioners.

Again, on behalf of the City of Fort Wayne, we appreciate the decision of Slater Steels to continue investment in our community. If we can be of further assistance, please do not hesitate to contact us.

Sincerely,

John Stafford
Director of Strategic Planning

Enclosures

cc: Brenda Harris, State Board of Tax Commissioners
Allen County Auditor's Office
Fort Wayne City Clerk's Office
file

DIGEST SHEET

TITLE OF ORDINANCE DECLARATORY RESOLUTION

DEPARTMENT REQUESTING ORDINANCE ECONOMIC DEVELOPMENT

SYNOPSIS OF ORDINANCE An application by Slater Steels for approval of a
Statement of Benefits. This application applies to the aquisition of new
manufacturing equipment.

7-90-06-29

EFFECT OF PASSAGE Will allow for Slater Steels to receive their deduction
from assessed valuation of new manufacturing equipment.

EFFECT OF NON-PASSAGE Opposite of the above.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) _____

ASSIGNED TO COMMITTEE (PRESIDENT) Tom Henry

BILL NO. R-90-06-09

REPORT OF THE COMMITTEE ON FINANCE

THOMAS C. HENRY, CHAIRMAN
DONALD J. SCHMIDT, VICE CHAIRMAN
BRADBURY, BURNS, GiaQUINTA

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS
REFERRED AN ~~(ORDINANCE)~~ (RESOLUTION) approving a deduction
for new manufacturing equipment and the construction of a
manufacturing facility under I.C. 6-1.1-12.1 for property commonly
known as 2400 West Taylor Street Fort Wayne, Indiana 46802
(Slater Steels) previously designated and declared an "Economic
Revitalization Area"

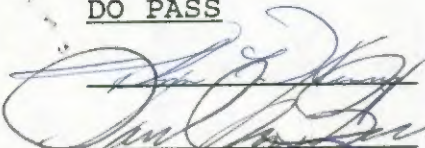
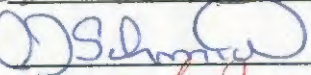
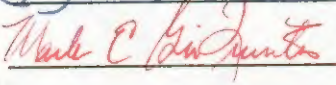
HAVE HAD SAID ~~(ORDINANCE)~~ (RESOLUTION) UNDER CONSIDERATION
AND BEG LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID
~~(ORDINANCE)~~ (RESOLUTION) _____

DO PASS

DO NOT PASS

ABSTAIN

NO REC

	_____	_____	_____
	_____	_____	_____
	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

DATED: 6-26-90.

Sandra E. Kennedy
City Clerk